

CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 157-2005



To: Mayor David Dermer and
Members of the City Commission

Date: June 10, 2005

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read "Jorge M. Gonzalez".

Subject: SUNSET HARBOR NOTIFICATION LETTER – 1900 Purdy Avenue

As you are aware, the request for renewal of the Temporary Certificate of Occupancy (TCO) for Sunset Harbor North – 1900 Purdy Avenue, will be heard by the County Board of Rules and Appeals (BORA) on Thursday, June 16, 2005. On the past two occasions that the contractor has appeared to request an extension, the condominium association has petitioned BORA to reject the extension. On both occasions, City of Miami Beach officials have recommended that the TCO be extended since there is no legitimate construction reason not to do so.

At its last meeting, BORA provided the contractor a thirty (30) day extension, which expires on June 16, 2005, unless it is again extended. We anticipate that the condominium association will again request BORA to allow the TCO to lapse. If this happens, and BORA allows the TCO to expire, under state law the City's Building Official must order the evacuation of the building.

In order to inform as many affected residents as possible of this potential event, the City is hand-delivering, on Saturday, June 11, 2005, the attached letter to all accessible units in 1900 Purdy Avenue advising them of this situation. We are encouraging their attendance at the BORA meeting next Thursday. It is possible, since this is private property, that the property owner may preclude the City from delivering some or all of these notices.

Should you have any questions regarding this issue, please feel free to contact either Tim Hemstreet, in my office, or Acting Building Official Hamid Dolikhani. We will continue to keep you updated regarding this issue.

A handwritten signature in black ink, appearing to read "Robert C. Middaugh".
JMG:TH

c: Robert C. Middaugh, Assistant City Manager
Tim Hemstreet, Assistant City Manager
Hamid Dolikhani, Acting Building Official

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CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



Community Resources and Information
Answer Center

Telephone 305 604-2489

June 10, 2005

All residents of Sunset Harbor North-1900 Purdy Avenue

Dear Resident:

Please be advised that on June 16, 2005, the Miami-Dade County Board of Rules and Appeals (BORA) is considering an application for the extension of the Temporary Certificate of Occupancy (TCO) for the above referenced building. All buildings, before anyone can move into them, or otherwise use them, must complete the construction process to the point where the building is considered "safe" for the general public to enter and/or occupy. The TCO is the minimum legal requirement that permits the building to be occupied. If the TCO is rescinded then by law, the building is considered unsafe to occupy or use.

Therefore, under state law, if for any reason BORA denies the extension of the TCO requested, **the building must be evacuated.**

It is recommended that you, or your representative, attend the referenced meeting and bring any concerns that you may have to the board's attention.

The BORA meeting is scheduled to take place on June 16, 2005 at 1:00 p.m. at the following address:

Miami-Dade County Board of Rules and Appeals
Miami-Dade County Code Compliance Office
140 West Flagler, Suite 1601
Miami, Florida 33130
(305) 375-2901

This information is being provided to you as a public service announcement by the City of Miami Beach. The City is not a party to this issue, but under state law is responsible for enforcing the provisions of the state building codes.

Sincerely,

Barbara Hawayek,
Answer Center
Customer Service Manager